



UNITED STATES ENVIRONMENTAL PROTECTION
AGENCY
REGION 10
1200 Sixth Avenue
Seattle, WA 98101

February 24, 2022

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Jerry Dicker
GVD Partners, LLP
Principal
900 West First Avenue, Suite B
Spokane, Washington 99201
gvd@gvdcommercial.com

Re: Consent for Access to Properties at the Corner of West Appleway Avenue
and Ramsey Road in the City of Coeur d'Alene, Kootenai County, Idaho

Dear Mr. Dicker:

The United States Environmental Protection Agency (EPA) is continuing an investigation initiated by the State of Idaho (State) of properties located at the corner of West Appleway Avenue and Ramsey Road in Coeur d'Alene, Kootenai County, Idaho. A site investigation that will include media sampling and other activities is anticipated for the summer or fall of 2022, and in advance of that investigation a site reconnaissance visit is planned for late spring of 2022. These activities will be undertaken by EPA pursuant to Sections 104(a) and (b) of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA), 42 U.S.C. §§ 9604(a) & (b).

According to available information, GVD Partners, LLP is the owner of four parcels of property at the subject location. EPA needs access to these properties to obtain samples and other pertinent information about potential releases and threats of releases of hazardous substances, pollutants, or contaminants.

EPA is requesting the written consent of GVD Partners, LLP granting EPA access to the properties. The authority for EPA to enter these properties is provided by Section 104(e) of CERCLA, 42 U.S.C. § 9604(e). The activities anticipated for this site visits include:

- meeting with property owners, tenants or representatives both for the site reconnaissance visit and investigation.
- interviewing property owners, tenants or representatives regarding indoor air sampling locations and current and past practices;

- touring and investigating the properties;
- obtaining samples; and
- taking photographs.

Enclosed with this letter is a consent for access form. EPA requests that GVD Partners, LLC execute this form and return it to EPA by no later than March 14, 2022. Upon receipt of the fully executed access form, a person from EPA or its contractor will contact you to arrange the initial site reconnaissance visit in spring 2022. The follow-up investigation will be conducted later in the summer or fall of 2022. The completed access form should be mailed to the following with a copy sent by email to marcy.ken@epa.gov:

Ken Marcy
Site Assessment Manager
EPA Region 10
288 Martin Street, Suite 309
Blaine, WA 98230

EPA appreciates the cooperation of GVD Partners, LLC. If you have any questions, please feel free to contact Ken Marcy at (360) 366-8868 or marcy.ken@epa.gov. For questions from legal counsel, please have your legal counsel contact Richard Mednick, Associate Regional Counsel at (206) 553-1797 or mednick.richard@epa.gov.

Sincerely,



Ken Marcy

Enclosure

cc: Jeff Bornholdt, Manager/Attorney, GVD Commercial Properties, Inc
Dan McCracken, DEQ
Dean Ehlert, DEQ
Steve Gill, DEQ
Gary Stevens, DEQ
Kevin Kostka, DEQ



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 10
1200 Sixth Avenue, Suite 900
Seattle, WA 98101-3140

CONSENT FOR ACCESS TO PROPERTY

Name: _____

Phone Number: _____

Property Location: _____

I hereby give consent to officers, employees, and representatives of the United States Environmental Protection Agency ("EPA") to enter and have access at reasonable times to the above referenced property ("Property") for the following purposes:

1. Conducting site reconnaissance, and meeting with site owners and tenants;
2. Collecting soil, water, soil gas, and air samples;
3. Sampling materials stored or disposed of on the Property;
4. Taking other actions related to the investigation of surface or subsurface contamination;
and
5. Taking photographs.

I recognize that these actions by EPA are undertaken pursuant to its response and enforcement authorities contained in Section 104 of the Comprehensive Environmental Response, Compensation, and Liability Act ("CERCLA"), 42 U.S.C. § 9604.

This written permission for access is given by me voluntarily with knowledge of my right to refuse and without threats or promises of any kind.

Date

Signature

Title (i.e., owner, tenant, company executive, etc.)